

**CITY OF SAN ANTONIO  
EXAMPLES OF USES PERMITTED IN ZONING DISTRICTS  
CREATED AFTER MAY 3, 2001**

**This document is provided as a courtesy and shall not constitute zoning regulations or establish permitted uses. Permitted uses should be verified with the Unified Development Code.**

**BASE ZONING DISTRICTS**

**RP (Resource Protection) District (Sec. 35-310.02)**

Protects and preserves valuable agricultural areas, implements agricultural and natural resource protection. Agricultural operations and natural resource industries, farming and truck garden, golf course (Accessory to a residential Subdivision), Nursery (1 acre minimum), public and private school

**RE Residential Estate District (Sec. 35-310.03)**

Single-family dwelling (detached) with a minimum lot size of one acre (43,560square feet) and a minimum lot width of 120 feet, accessory dwelling, church, golf course (Accessory to a residential Subdivision), Nursery (1 acre minimum), public and private school

**R-20 Residential Single-Family District (Sec. 35-310.04)**

Single-family dwelling (detached) with a minimum lot size of 20,000 square feet and a minimum front width of 65 feet accessory dwelling, church, foster family home, golf course (accessory to a residential subdivision), nursery (1 acre minimum), public and private school

**R-6 Residential Single-Family District (Sec. 35-310.05)**

Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, church, foster family home, nursery (1 acre minimum), public school

**RM-6 Residential Mixed District (Sec. 35-310.06)**

Single-family dwellings (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 6,000 square feet and a minimum front width of 15 feet, church, foster family home, golf course (accessory to a residential subdivision), public and private school

**R-5 Residential Single-Family District (Sec. 35-310.05)**

Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, church, foster family home, nursery (1 acre minimum), public school

**RM-5 Residential Mixed District (Sec. 35-310.06)**

Single-family dwellings (detached, attached or townhouse), two-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 5,000 square feet and a minimum front width of 15 feet, church, golf course (accessory to a residential subdivision), public and private school

**R-4 Residential Single-Family District (Sec. 35-310.05)**

Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, church, foster family home, nursery (1 acre minimum), public school

**RM-4 Residential Mixed District (Sec. 35-310.06)**

Single-family dwellings (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum front width of 15 feet, church, golf course (accessory to a residential subdivision), public and private school

**MF-25 Multi-Family District (Sec. 35-310.07)**

Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 25 units per acre, assisted living home, college fraternity dwelling, school dormitory, church, foster family home, golf course (accessory to a residential subdivision), public and private school

**MF-33 Multi-Family District (Sec. 35-310.07)**

Any use permitted in "MF-25" but with a maximum density of 33 units per acre

**MF-40 Multi-Family District (Sec. 35-310.07)**

Any use permitted in "MF-25" but with a maximum density of 40 units per acre

**MF-50 Multi-Family District (Sec. 35-310.07)**

Any use permitted in "MF-25" but with a maximum density of 50 units per acre

**O-1 Office District (Sec. 35-310.09)**

Offices, banks, churches, public and private school, employment agency, laboratory (testing), library, medical clinic, optician, reading room, interior decorator studio

**O-2 Office District (Sec. 35-310.09)**

Provides a wider variety of office and retail uses, than the O-1 district, to permit mixed use development and the internal capture of vehicular trips while facilitating economic growth. O-2 districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include: Art Galleries, Bookstores, Drug Stores, Delicatessens, Newsstands, Auditorium, Barber Shops, Beauty Shops, and Restaurants.

**NC Neighborhood Commercial District (Sec. 35-310.08)**

Provides small areas for offices, professional services, service and shopfront retail uses; all designed in scale with surrounding residential development. Building size is limited to 3,000 square feet. Examples of permitted uses include: Pet Grooming, Antique Store, Bakery, Florist, Gift Shop, Bookstore, Apparel and Accessory store, Retail Bakery, Office (less than 3000 square feet and less than 35 feet in height), Candy, Nut and Confectionery (retail).

**C-1 Commercial District (Sec. 35-310.10b)**

C-1 districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. "C-1" uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses include: Arcade, Small Animal Clinic, Movie Rentals, Grocery Store, Restaurant, Furniture Sales, Nursery (retail - no growing of plants on site permitted), Office Equipment and Supply, Rug or Carpet Sales (retail).

**C-2 Commercial District (Sec. 35-310.10c)**

C-2 districts accommodate commercial and retail uses that are more intensive in character than NC and C-1 uses and which generate a greater volume of vehicular traffic. Examples of permitted uses include: Alcoholic Beverage Retail Store, Miniature Golf, Billiard Parlor (no alcohol), Lazer Hide and Seek Game (indoors), Pet Cemetery, Auto oil, lube, & tune up, Auto glass tinting, Tire Repair (sale and installation only), Paint & Wallpaper.

**C-2NA Commercial, Nonalcoholic Sales District (Sec. 35-310.10e)**

C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

**C-2P Commercial Pedestrian District (Sec. 35-310.10c)**

C-2P districts are identical to C-2 districts except that there is a maximum front setback of 25 feet.

**C-3 Commercial District (Sec. 35-310.10d)**

C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1, C-2 or C-3 zoning districts. C-3 uses are typically characterized as community and regional shopping centers, power centers, and/or assembly of similar uses into a single complex. Examples of permitted uses include: Microbrewery, Bar or Tavern, Amusement/Theme Parks, Dance Hall, Movie Theatre, Auto Repair, Auto Sales (new and used), Auto Glass Sales (installation permitted), Auto Muffler (sales and installation only), Bookbinder, Dry Cleaning or Laundry Plant.

**C-3R Commercial District, Restrictive Alcoholic Sales (Sec 35-310.10e)**

C-3R districts are identical to C-3 districts except that the sale of alcoholic beverages for on-premises consumption is prohibited.

**C-3NA Commercial District, Nonalcoholic Sales (Sec. 35-310.10e)**

C-3NA districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

**D Downtown District (Sec. 35-310.11)**

This zone provides concentrated downtown retail, service, office and mixed uses in the existing central business district. Examples of permitted uses include: Indoor Theatres, Taxi Service, Apartments (6 dwelling units through 50 dwelling units per gross acre), Hotels, Motels, Offices (no restrictions on square footage unless otherwise prescribed), Telephone Equipment Infrastructure.

**L Light Industrial District (Sec. 35-310.12)**

The light industrial district provides for a mix of light manufacturing uses, office park, flex-space and limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses include: Auto Alarm and Radio - Sales and Installation, Cabinet/Carpenter Shop, Can Recycle Collection Station (no shredding), Lumber Yard and Building Materials, Machine Shop, Broom and Brush Manufacturing.

**I-1 General Industrial District (Sec. 35-310.13)**

This district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses include: Abrasive Manufacturing, Chemical/Drug Wholesale and Storage, Clothing Manufacturing (non-Chemical Process), Ice Cream Manufacturing.

**I-2 Heavy Industrial District (Sec. 35-310.14)**

The I-2 district includes uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The I-2 district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses include: Batching Plant, Dry Cleaning Plant, Acetylene Gas Manufacturing and Storage, Asphalt Products Manufacturing.

**OVERLAY DISTRICTS**

**AHOD Airport Hazard Overlay District (Sec. 35-331)**

Overlay district that imposes height restrictions near the San Antonio International Airport, Stinson Municipal Airport, Kelly Air Force Base, and Randolph Air Force Base to prevent airport hazards.

**ERZD Edwards Recharge Zone District (Sec. 35-332)**

Overlay district that restricts certain uses located over the Edwards Aquifer recharge zone.

**H Historic District (Sec. 35-333)**

This is an overlay district intended to preserve, enhance, and protect the historically significant aspects of the city.

**MAO Military Airport Overlay District (Sec. 35-334)**

Overlay district that imposes restrictions on uses within 3,000 x 12,000 foot corridor at either end of the Kelly Air Force Base runway clear zones.

**NCD Neighborhood Conservation District (Sec. 35-335)**

Overlay district designed to protect residential neighborhoods or commercial districts that are worthy of preservation and protection, but may lack sufficient historical, architectural or cultural significance at the present time to be designated as historic districts.

**UC Utility Conversion District (Sec. 35-336)**

Overlay district that modifies public utility corridors to allow customers to receive utility services from underground, relocated or redesigned distribution systems to provide a safer environment for the public.

**VP View Shed Protection District (Sec. 35-337)**

Overlay district that imposes regulations to protect, preserve and enhance the views and vistas of historic places, landmark buildings, and other sites of cultural importance.

**RIO 1-6 River Improvement Overlay District (Sec. 35-338)**

Overlay District that establishes regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines for properties located near the river.

**GC Gateway Corridor District (Sec. 35-339)**

Overlay district that imposes regulations to protect, preserve and enhance the value of roadway corridors.

**IH National Highway System High Priority Corridor District (Sec. 35-339.02)**

Overlay district on corridors designated by Congress as High Priority Corridors that imposes regulations to protect, preserve and enhance the value of interstate corridors.

**EP Event Parking Overlay District (Sec. 35-338)**

Overlay district to regulate parking of vehicles in areas not properly zoned or permitted for commercial parking.

**SPECIAL DISTRICTS**

**MXD Mixed Use District (Sec. 35-341)**

To provide concentrated residential, retail, service, office and mixed uses.

**TOD Transit Oriented Development District (Sec. 35-342)**

The Transit Oriented Development District encourages a mixture of residential, commercial, and employment opportunities within identified light rail station or other high capacity transit areas.

**IDZ Infill Development Zone (Sec. 35-343)**

To provide flexible standards for the development and reuse of underutilized parcels.

**PUD Planned Unit Development District (Sec. 35-344)**

To provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties.

**MPCD Master Planned Community Districts (Sec. 35-345)**

The Master Planned Community District is a Special District established to encourage the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.

**BP Business Park District (Sec. 35-347)**

A Business Park District may be located adjacent to any Freeway, Arterial, Principal Arterial or non-residential Collector Street.

**ED Entertainment District (Sec. 35-348)**

Must have within its boundaries as a primary use a theme park or destination resort that is developed as a regional tourist entertainment facility.

**SGD Sand and Gravel District (Sec. 35-349)**

A sand and gravel district (SGD) is a special zoning district permitting the operation of a sand or gravel extraction operation where soil, sand, gravel, and clay may be removed for commercial use on or off the property and those additional uses specifically noted in the following section, such as concrete and asphalt production (with city council approval required within the ERZD) and other uses.

**QD Quarry District (Sec. 35-350)**

A special zoning district to allow for a quarry and related uses for the extraction of limestone and other raw materials and the processing of those materials into finished products.

**MR Military Reservation District (Sec. 35-351)**

These districts are used to designate federal and state military reservations within the city limits of San Antonio. In accordance with Vernon's Texas Codes Annotated, Local Government Code Section 211.013, the city's zoning regulations do not apply to buildings, other structures, or land under the control,

administration, or jurisdiction of a state or federal agency and uses within these districts are regulated solely by the responsible federal or state agency. In the event any land within this classification.

**DR Development Reserve (Sec. 35-352)**

Temporary zoning classification for newly-annexed property.

**NP-8 Neighborhood Preservation District (Sec. 35-353)**

(8,000 sq. ft. lot minimum) – are designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units.

**NP-10 Neighborhood Preservation District (Sec. 35-353)**

(10,000 sq. ft. lot minimum) - are designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units.

**NP-15 Neighborhood Preservation District (Sec. 35-353)**

(15,000 sq. ft. lot minimum) - are designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units.

**MH Manufactured Housing District (Sec. 35-354)**

Areas suitable for HUD-manufactured homes on individual lots as well as manufactured home parks.

Source: Unified Development Code  
Development Services Department  
P.O. Box 839966  
San Antonio, Texas 78283-3966

(210) 207-1111  
1901 S. Alamo St.  
Development Services and Business Center

8/19/04 jj

**Table 310-1**  
**Lot and Building Dimensions Table**

| (A)                  | (B)            | (C)            | (D)                           | (E)                      | (F)         | (G)         | (H)         | (I)         | (J)                         | (K)                    | (L)                | (M)                | (N)          | (O)                                      | (P)                                     |
|----------------------|----------------|----------------|-------------------------------|--------------------------|-------------|-------------|-------------|-------------|-----------------------------|------------------------|--------------------|--------------------|--------------|--|---|
|                      | LOT DIMENSIONS |                |                               |                          |             |             |             |             | BLDG ON LOT                 |                        |                    |                    | BUILDING     |  |   |
| Zoning District      | Lot Size (min) | Lot Size (max) | Density (max)<br>(units/acre) | Street Frontage<br>(min) | Width (min) | Width (max) | Depth (min) | Depth (max) | Front Setback (min)<br>**** | Front Setback<br>(max) | Side Setback (min) | Rear Setback (min) | Height (max) | Size - Individual<br>Building Size (max) | Size - Aggregate<br>Building Size (max) |
| RP                   | 10<br>acres    |                | 0.1                           | —                        | —           | —           |             |             | 15                          | —                      | 5                  | —                  | 35 /<br>2-½  | —  | —                                       |
| RE                   | 43,560         |                | 1                             | 100                      | 120         | —           |             |             | 15                          | —                      | 5                  | 30                 | 35 /<br>2-½  | —  | —                                       |
| R-20                 | 20,000         |                | 2                             | 65                       | 90          | —           |             |             | 10                          | —                      | 5                  | 30                 | 35 /<br>2-½  | —  | —                                       |
| R-6 <sup>(1)</sup>   | 6,000          |                | 7                             | 30                       | 50          | 150         |             |             | 10                          | —                      | 5                  | 20                 | 35 /<br>2-½  | —  | —                                       |
| R-5 <sup>(1)</sup>   | 5,000          |                | 9                             | 30                       | 45          | 150         |             |             | 10                          | —                      | 5                  | 20                 | 35 /<br>2-½  | —  | —                                       |
| R-4 <sup>(1)</sup>   | 4,000          |                | 11                            | 20                       | 35          | 150         |             |             | 10                          | —                      | 5                  | 20                 | 35 /<br>2-½  | —  | —                                       |
| RM-6 <sup>(1)</sup>  | 6,000          |                | 7                             | 15                       | 15          | 150         |             |             | 10                          | —                      | 0                  | 20                 | 35 /<br>2-½  | —  | —                                       |
| RM-5 <sup>(1)</sup>  | 5,000          |                | 9                             | 15                       | 15          | 100         |             |             | 10                          | —                      | 0                  | 10                 | 35 /<br>2-½  | —  | —                                       |
| RM-4 <sup>(1)</sup>  | 4,000          |                | 11                            | 15                       | 15          | 80          |             |             | 10                          | —                      | 0                  | 10                 | 35 /<br>2-½  | —  | —                                       |
| MF-25 <sup>(1)</sup> | —              |                | 25                            | 50                       | 50          | —           |             |             | —                           | 20 <sup>(3)(4)</sup>   | 5                  | 10                 | 35           | —  | —                                       |
| MF-33 <sup>(1)</sup> | —              |                | 33                            | 50                       | 50          | —           |             |             | —                           | 20 <sup>(3)(4)</sup>   | 5                  | 10                 | 45           | —  | —                                       |
| MF-40 <sup>(1)</sup> | —              |                | 40                            | 50                       | 50          | —           |             |             | —                           | 20 <sup>(3)(4)</sup>   | 5                  | 10                 | 60           | —  | —                                       |
| MF-50 <sup>(1)</sup> | —              |                | 50                            | 50                       | 50          | —           |             |             | —                           | 20 <sup>(3)(4)</sup>   | 5                  | 10                 | —            | —  | —                                       |
| O-1                  | —              |                | —                             | 50                       | 50          | —           |             |             | —                           | 35                     | 20 <sup>(2)</sup>  | 30 <sup>(2)</sup>  | 25           | 10,000                                   | 90,000                                  |
| O-2                  | —              |                | —                             | 50                       | —           | —           |             |             | 25                          | 80                     | 20 <sup>(2)</sup>  | 30 <sup>(2)</sup>  | —            | —  | —                                       |
| NC                   | —              |                | —                             | 20                       | —           | —           |             |             | —                           | 15                     | 10 <sup>(2)</sup>  | 30 <sup>(2)</sup>  | 25           | 3,000                                    | —                                       |
| C-1                  | —              |                | —                             | 50                       | 50          | —           |             |             | —                           | 20                     | 10 <sup>(2)</sup>  | 30 <sup>(2)</sup>  | 25           | 5,000                                    | 15,000                                  |
| C-2                  | —              |                | —                             | 20                       | —           | —           |             |             | —                           | —                      | 10 <sup>(2)</sup>  | 30 <sup>(2)</sup>  | 25           | —  | —                                       |
| C-2P                 | —              |                | —                             | 20                       | —           | —           |             |             | —                           | 35                     | 10 <sup>(2)</sup>  | 30 <sup>(2)</sup>  | 25           | —  | —                                       |
| C-3                  | —              |                | —                             | 20                       | —           | —           |             |             | —                           | —                      | 30 <sup>(2)</sup>  | 30 <sup>(2)</sup>  | 35           | —  | —                                       |
| D                    | —              |                | —                             | —                        | —           | —           |             |             | —                           | 20                     | —                  | —                  | —            | —  | —                                       |
| L                    | —              |                | —                             | 80                       | —           | —           |             |             | 25                          | —                      | 30 <sup>(2)</sup>  | 30 <sup>(2)</sup>  | 35           | —  | —                                       |
| I-1                  | —              |                | —                             | 80                       | 80          | —           |             |             | 30                          | —                      | 30 <sup>(2)</sup>  | 30 <sup>(2)</sup>  | 60           | —  | —                                       |
| I-2                  | —              |                | —                             | 100                      | 100         | —           |             |             | 30                          | —                      | 50 <sup>(2)</sup>  | 50 <sup>(2)</sup>  | 60           | —  | —                                       |
| URBAN DEV            |                |                |                               |                          |             |             |             |             |                             |                        |                    |                    |              |  |   |
| UD-Single Family     | —              | 10,000         | —                             | 15                       | 15          | 150         |             | 150         | 15                          | 20                     | 0                  | 10                 | 35 / 2-½     |  |   |
| UD-Multifamily-15    | —              | —              | 15                            | 50                       | 50          | —           |             | 150         | 15                          | 20                     | 5                  | 10                 | 35           |  | 15 units                                |
| UD-Multifamily-33    |                |                | 33                            | 50                       | 50          |             |             | 300         | 15                          | 20                     | 5                  | 10                 |              |  | 150 units                               |

|                     |           |      |     |     |     |  |     |     |    |                   |                   |          |  |          |
|---------------------|-----------|------|-----|-----|-----|--|-----|-----|----|-------------------|-------------------|----------|--|----------|
| UD-Commercial       | —         |      |     |     |     |  |     | 0   | —  | —                 | —                 |          |  |          |
| Bldg > 90,000**     | 250,000   |      |     |     | 500 |  | 500 | 0   | 35 | 30 <sup>(2)</sup> | 30 <sup>(2)</sup> |          |  |          |
| Bldg < 90,000**     |           |      | 20  |     |     |  | 300 | 0   | 35 | 10 <sup>(2)</sup> | 30 <sup>(2)</sup> |          |  | < 90,000 |
| Bldg < 6,000**      |           |      | 20  |     |     |  | 150 | 0   | 35 | 10 <sup>(2)</sup> | 30 <sup>(2)</sup> | 25       |  | < 6,000  |
| RURAL DEV           |           |      |     |     |     |  |     |     |    |                   |                   |          |  |          |
| RD-Single Family    | 43,560    | 1    | 100 | 120 |     |  |     | 15  |    | 5                 | 30                | 35 / 2-½ |  |          |
| RD-Commercial       |           |      |     |     |     |  |     |     |    |                   |                   |          |  |          |
| Bldg > 90,000 sf**  | 250,000   |      |     |     | 500 |  | 500 | 0   |    | 30 <sup>(2)</sup> | 30 <sup>(2)</sup> |          |  |          |
| Bldg < 90,000 sf**  |           |      | 20  |     |     |  | 300 | 0   |    | 10 <sup>(2)</sup> | 30 <sup>(2)</sup> | 25       |  | < 90,000 |
| Bldg < 6,000 sf**   |           |      | 20  |     |     |  | 150 | 0   |    | 10 <sup>(2)</sup> | 30 <sup>(2)</sup> | 25       |  | < 6,000  |
| FARM & RANCH        |           |      |     |     |     |  |     |     |    |                   |                   |          |  |          |
| FR-Single Family    | 25 acres* | 0.04 |     |     |     |  |     | 15  |    | 5                 |                   | 35 / 2-½ |  |          |
| FR-AgCommercial     | 25 acres* |      |     |     |     |  |     | 15  |    | 5                 |                   | 35 / 2-½ |  |          |
| MIXED               |           |      |     |     |     |  |     |     |    |                   |                   |          |  |          |
| INDUSTRIAL          |           |      |     |     |     |  |     |     |    |                   |                   |          |  |          |
| MI-1                |           |      | 80  | 80  |     |  |     | *** |    | 30 <sup>(2)</sup> | 50 <sup>(2)</sup> | 60       |  |          |
| MI-1 < 3,000 sf     |           |      | 50  |     |     |  |     | *** |    | 10 <sup>(2)</sup> | 30 <sup>(2)</sup> |          |  | 3,000    |
| MI-1 Village Center | 2 acres   |      | 300 |     |     |  |     | *** |    | 10 <sup>(2)</sup> | 30 <sup>(2)</sup> |          |  |          |

\* Exception allowed for pre-existing lots of record

\*\*\* See Table 310.15.2.6

\*\*\*\* Subdivision Recreation Facilities provided for the primary

\*\*\*\* Subdivision Recreation Facilities provided for the primary use of the subdivision's residents and located on property with a single-family zoning category shall be exempt from the front yard setbacks of Table 310-1.

**Table 310-1**  
**Lot and Building Dimensions Table**

| (A)                  | (B)            | (C)            | (D)                           | (E)                      | (F)         | (G)         | (H)         | (I)         | (J)                        | (K)                    | (L)                | (M)                | (N)          | (O)                                      | (P)                                     |
|----------------------|----------------|----------------|-------------------------------|--------------------------|-------------|-------------|-------------|-------------|----------------------------|------------------------|--------------------|--------------------|--------------|--|---|
| Zoning District      | LOT DIMENSIONS |                |                               |                          |             |             |             |             | BLDG ON LOT                |                        |                    |                    | BUILDING     |  |   |
|                      | Lot Size (min) | Lot Size (max) | Density (max)<br>(units/acre) | Street Frontage<br>(min) | Width (min) | Width (max) | Depth (min) | Depth (max) | Front Setback (min)<br>*** | Front Setback<br>(max) | Side Setback (min) | Rear Setback (min) | Height (max) | Size - Individual<br>Building Size (max) | Size - Aggregate<br>Building Size (max) |
| RP                   | 10<br>acres    |                | 0.1                           | —                        | —           | —           |             |             | 15                         | —                      | 5                  | —                  | 35 /<br>2-½  | —  | —                                       |
| RE                   | 43,560         |                | 1                             | 100                      | 120         | —           |             |             | 15                         | —                      | 5                  | 30                 | 35 /<br>2-½  | —  | —                                       |
| R-20                 | 20,000         |                | 2                             | 65                       | 90          | —           |             |             | 10                         | —                      | 5                  | 30                 | 35 /<br>2-½  | —  | —                                       |
| R-6 <sup>(1)</sup>   | 6,000          |                | 7                             | 30                       | 50          | 150         |             |             | 10                         | —                      | 5                  | 20                 | 35 /<br>2-½  | —  | —                                       |
| R-5 <sup>(1)</sup>   | 5,000          |                | 9                             | 30                       | 45          | 150         |             |             | 10                         | —                      | 5                  | 20                 | 35 /<br>2-½  | —  | —                                       |
| R-4 <sup>(1)</sup>   | 4,000          |                | 11                            | 20                       | 35          | 150         |             |             | 10                         | —                      | 5                  | 20                 | 35 /<br>2-½  | —  | —                                       |
| RM-6 <sup>(1)</sup>  | 6,000          |                | 7                             | 15                       | 15          | 150         |             |             | 10                         | —                      | 0                  | 20                 | 35 /<br>2-½  | —  | —                                       |
| RM-5 <sup>(1)</sup>  | 5,000          |                | 9                             | 15                       | 15          | 100         |             |             | 10                         | —                      | 0                  | 10                 | 35 /<br>2-½  | —  | —                                       |
| RM-4 <sup>(1)</sup>  | 4,000          |                | 11                            | 15                       | 15          | 80          |             |             | 10                         | —                      | 0                  | 10                 | 35 /<br>2-½  | —  | —                                       |
| MF-25 <sup>(1)</sup> | —              |                | 25                            | 50                       | 50          | —           |             |             | —                          | 20 <sup>(3)(4)</sup>   | 5                  | 10                 | 35           | —  | —                                       |
| MF-33 <sup>(1)</sup> | —              |                | 33                            | 50                       | 50          | —           |             |             | —                          | 20 <sup>(3)(4)</sup>   | 5                  | 10                 | 45           | —  | —                                       |
| MF-40 <sup>(1)</sup> | —              |                | 40                            | 50                       | 50          | —           |             |             | —                          | 20 <sup>(3)(4)</sup>   | 5                  | 10                 | 60           | —  | —                                       |
| MF-50 <sup>(1)</sup> | —              |                | 50                            | 50                       | 50          | —           |             |             | —                          | 20 <sup>(3)(4)</sup>   | 5                  | 10                 | —            | —  | —                                       |
| O-1                  | —              |                | —                             | 50                       | 50          | —           |             |             | —                          | 35                     | 20 <sup>(2)</sup>  | 30 <sup>(2)</sup>  | 25           | 10,000                                   | 90,000                                  |
| O-2                  | —              |                | —                             | 50                       | —           | —           |             |             | 25                         | 80                     | 20 <sup>(2)</sup>  | 30 <sup>(2)</sup>  | —            | —  | —                                       |
| NC                   | —              |                | —                             | 20                       | —           | —           |             |             | —                          | 15                     | 10 <sup>(2)</sup>  | 30 <sup>(2)</sup>  | 25           | 3,000                                    | —                                       |
| C-1                  | —              |                | —                             | 50                       | 50          | —           |             |             | —                          | 20                     | 10 <sup>(2)</sup>  | 30 <sup>(2)</sup>  | 25           | 5,000                                    | 15,000                                  |
| C-2                  | —              |                | —                             | 20                       | —           | —           |             |             | —                          | —                      | 10 <sup>(2)</sup>  | 30 <sup>(2)</sup>  | 25           | —  | —                                       |
| C-2P                 | —              |                | —                             | 20                       | —           | —           |             |             | —                          | 35                     | 10 <sup>(2)</sup>  | 30 <sup>(2)</sup>  | 25           | —  | —                                       |
| C-3                  | —              |                | —                             | 20                       | —           | —           |             |             | —                          | —                      | 30 <sup>(2)</sup>  | 30 <sup>(2)</sup>  | 35           | —  | —                                       |
| D                    | —              |                | —                             | —                        | —           | —           |             |             | —                          | 20                     | —                  | —                  | —            | —  | —                                       |
| L                    | —              |                | —                             | 80                       | —           | —           |             |             | 25                         | —                      | 30 <sup>(2)</sup>  | 30 <sup>(2)</sup>  | 35           | —  | —                                       |
| I-1                  | —              |                | —                             | 80                       | 80          | —           |             |             | 30                         | —                      | 30 <sup>(2)</sup>  | 30 <sup>(2)</sup>  | 60           | —  | —                                       |
| I-2                  | —              |                | —                             | 100                      | 100         | —           |             |             | 30                         | —                      | 50 <sup>(2)</sup>  | 50 <sup>(2)</sup>  | 60           | —  | —                                       |
| URBAN DEV            |                |                |                               |                          |             |             |             |             |                            |                        |                    |                    |              |  |   |
| UD-Single Family     | —              | 10,000         | —                             | 15                       | 15          | 150         |             | 150         | 15                         | 20                     | 0                  | 10                 | 35 / 2-½     |  |   |
| UD-Multifamily-15    | —              | —              | 15                            | 50                       | 50          | —           |             | 150         | 15                         | 20                     | 5                  | 10                 | 35           |  | 15 units                                |
| UD-Multifamily-33    | —              | —              | 33                            | 50                       | 50          | —           |             | 300         | 15                         | 20                     | 5                  | 10                 |              |  | 150 units                               |



|                            |           |      |     |     |     |     |  |     |    |                   |                   |          |  |          |
|----------------------------|-----------|------|-----|-----|-----|-----|--|-----|----|-------------------|-------------------|----------|--|----------|
| <b>UD-Commercial</b>       | —         |      |     |     |     |     |  | 0   | —  | —                 | —                 |          |  |          |
| Bldg > 90,000**            | 250,000   |      |     |     | 500 | 500 |  | 0   | 35 | 30 <sup>(2)</sup> | 30 <sup>(2)</sup> |          |  |          |
| Bldg < 90,000**            |           |      | 20  |     |     | 300 |  | 0   | 35 | 10 <sup>(2)</sup> | 30 <sup>(2)</sup> |          |  | < 90,000 |
| Bldg < 6,000**             |           |      | 20  |     |     | 150 |  | 0   | 35 | 10 <sup>(2)</sup> | 30 <sup>(2)</sup> | 25       |  | < 6,000  |
| <b>RURAL DEV</b>           |           |      |     |     |     |     |  |     |    |                   |                   |          |  |          |
| <b>RD-Single Family</b>    | 43,560    | 1    | 100 | 120 |     |     |  | 15  |    | 5                 | 30                | 35 / 2-½ |  |          |
| <b>RD-Commercial</b>       |           |      |     |     |     |     |  |     |    |                   |                   |          |  |          |
| Bldg > 90,000 sf**         | 250,000   |      |     |     | 500 | 500 |  | 0   |    | 30 <sup>(2)</sup> | 30 <sup>(2)</sup> |          |  |          |
| Bldg < 90,000 sf**         |           |      | 20  |     |     | 300 |  | 0   |    | 10 <sup>(2)</sup> | 30 <sup>(2)</sup> | 25       |  | < 90,000 |
| Bldg < 6,000 sf**          |           |      | 20  |     |     | 150 |  | 0   |    | 10 <sup>(2)</sup> | 30 <sup>(2)</sup> | 25       |  | < 6,000  |
| <b>FARM &amp; RANCH</b>    |           |      |     |     |     |     |  |     |    |                   |                   |          |  |          |
| <b>FR-Single Family</b>    | 25 acres* | 0.04 |     |     |     |     |  | 15  |    | 5                 |                   | 35 / 2-½ |  |          |
| <b>FR-AgCommercial</b>     | 25 acres* |      |     |     |     |     |  | 15  |    | 5                 |                   | 35 / 2-½ |  |          |
| <b>MIXED</b>               |           |      |     |     |     |     |  |     |    |                   |                   |          |  |          |
| <b>INDUSTRIAL</b>          |           |      |     |     |     |     |  |     |    |                   |                   |          |  |          |
| <b>MI-1</b>                |           |      | 80  | 80  |     |     |  | *** |    | 30 <sup>(2)</sup> | 50 <sup>(2)</sup> | 60       |  |          |
| <b>MI-1 &lt; 3,000 sf</b>  |           |      | 50  |     |     |     |  | *** |    | 10 <sup>(2)</sup> | 30 <sup>(2)</sup> |          |  | 3,000    |
| <b>MI-1 Village Center</b> | 2 acres   |      | 300 |     |     |     |  | *** |    | 10 <sup>(2)</sup> | 30 <sup>(2)</sup> |          |  |          |

\* Exception allowed for pre-existing lots of record

\*\* See regulations for location standards

\*\*\* See Table 310.15-3 for minimum setback standards on specific street classifications

\*\*\*\* Subdivision Recreation Facilities provided for the primary use of the subdivision's residents and located on property with a single-family zoning category shall be exempt from the front yard setbacks of Table 310-1.

**Rules for Interpretation of Table 310-1:**

**Generally.** The requirements for the parameters set forth in Columns (B) through (P), above, relate to the zoning district specified in the row under Column (A), above. A dash (–) indicates that the requirement does not apply within the particular zoning district. Except for Column (D) & (N) or otherwise notated the dimensions specified in Columns (B) through (P) are expressed in linear feet. The dimensions specified in Columns (B), (O) and (P) are expressed in square feet unless otherwise provided. Rules of interpretation and additional standards for setback and height requirements are set forth in the Lot Layout, Height and Density/Intensity Standards (§ 35-515 to 35-517 of this Code).

**Column (B):** Minimum lot size (Column (B)) applies only to Conventional Option, single-family detached developments (see § 35-201 of this Chapter). The minimum lot size figures are expressed in square feet, unless otherwise indicated. Additional rules of interpretation are set forth in subsection (d) of this Section for minimum lot area.

**Column (D):** The maximum density requirements (Column (D)) are expressed in dwelling units per gross acre. Additional rules of interpretation are set forth in §§ 35-515 of this Chapter.

**Column (E):** Frontage is defined as the distance where a property line is common with a street right-of-way line. For irregular shaped lots, see § 35-515(c)(4).

**Column (F):** Lot width is defined as the width of the lot at the front setback line. For irregular shaped lots, lot width shall be measured at the front building line rather than the front setback line.

**Column (G):** Maximum lot widths apply only to detached single family residential development.

**Column (N):** Height is defined as the distance from finished floor elevation to the highest peak of the structure. All dimensions are in feet provided, however, that for zoning districts "RP" through "RM-4," the first number refers to feet and the second number refers to stories. A "story" is that part of a building between the surface of a floor and the ceiling immediately above. Additional height may be provided with increases in the minimum front and side setbacks shall increase as provided in § 35-517(d). Notwithstanding the requirements of Table 310-1, the maximum height (prior to applying any increase provided in § 35-517(d)) for an "O-2," "MF-25" or "MF-33" zoning district adjoining a platted subdivision zoned "RE" or "R-20" as of the effective date of this Chapter shall be thirty-five (35) feet or 2-½ stories.

**Column (J) & (K):** The front setback shall be measured from the front lot line. The Principal Building or Principal Structure shall not be located closer to the front lot line than the distance established in column (H). The front façade of the Principal Building or Principal Structure shall not be located further from the front lot line than the distance established in Column (I). For Townhouse and Attached Single-Family, the minimum front setback shall be twenty (20) feet unless all off-street parking is located in the rear of the Principal Building and the lot abuts an alley or driveway with a minimum width of 24 feet. Additional setbacks are required for height increases as set forth in § 35-517(d).

**Column (L):** The side setback requirements in the RM-6, RM-5, and RM-4 districts may be reduced to 0 on one side lot line and 10 on the other side lot line where needed to accommodate Zero Lot-Line development (see section 35-373 of this Article). Additional setbacks are required for height increases as set forth in § 35-517(d).

**Column (M):** Rear setback requirements shall not apply to any use in the NC, O-1, O-2, C-1, C-2, or C-3 zoning districts which abuts an alley or another structure within any of these districts. Notwithstanding the requirements of Table 310-1, an "MF-25," "MF-33," "MF-40" or "MF-50" zoning district adjoining a platted subdivision zoned "RE" or "R-20" as of the effective date of this Chapter shall have a minimum rear setback of forty (40) feet, and parking areas shall be located at least five (5) feet from any fence along the rear property line.

**Columns (O & P):** Dimensions are in square footage. See §§ 35-310.17(a)(2) and 35-310.18(a)(2) for specific rules of interpretation. Additional square footage may be available if a Specific Use Permit is approved, in accordance with these provisions.

**Column (P):** The aggregate square footage refers only to non-residential square footage. Where residential uses are permitted, (1) the square footage of non-residential uses within the contiguous boundaries of the

district may not exceed the aggregate square footage, and (2) the aggregate square footage may be exceeded where the square footage exceeding the maximum aggregate square footage is devoted to residential uses.

**Note (1) - Column (A):** See §§ 35-372, 35-373, 35-515, & 35-516 of this Code for standards applicable to uses other than detached single-family dwellings.

**Note (2) - Columns (L) & (M):** Applies only to the setback area measured from a lot line which abuts a residential use or residential zoning district. The side or rear setback shall be eliminated where the use does not abut a residential use or residential zoning district.

**Note (3) - Public & parochial school facilities and religious institutions whose primary activity is worship shall be exempt from the mandatory maximum front setback provision.**

**Note (4)** Single family lot development within a "MF" multi-family zoning district shall meet the minimum lot requirements for a "R-4" zoning district.

(Ord. No. 95490 § 1; Ord. No. 96564 § 2; Ord. No. 97568 § 2; Ord. No. 98091 § 3)

### **35-310.02 "RP" (Resource Protection) District**

*Purpose: the RP (Resource Protection) district provides areas for agricultural operations and natural resource industries... These districts are composed mainly of unsubdivided lands that are vacant or in agricultural uses with some dwellings and some accessory uses. "RP" zoning protects and preserves valuable agricultural areas, implements agricultural and natural resource protection, establishes performance standards for rural businesses, preserves rural areas, preserves pasture land and agriculture, and identifies areas appropriate for agricultural preservation. The "RP" District may be used to establish a buffer of low intensity uses along streams, floodplains, and similar environmentally sensitive areas. The "RP" District implements the following policies of the Master Plan:*

- *Growth Management, Policy 1f: Encourage a balance of new development and redevelopment. This district partially implements Policy 1f by discouraging leapfrog or premature subdivision, thereby directing growth to built-up areas with public facilities and services.*
- *Natural Resources, Policy 2d: Preserve the integrity of the natural settings of neighborhoods, communities, open spaces and parks, and develop clear procedures for their enforcement.*
- *Urban Design, Policy 1a: Based on a comprehensive land use plan, encourage more intensive development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning.*

**The RP District should normally be located in areas with large tracts of open space, agricultural areas, woodlands, or fields. The RP district should not be designated in areas with central water and sewer, or where Collector or higher order streets are spaced closer than (1) mile apart.**